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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: MARCH 10, 2005
TO: PLANNING COMMISION
FROM: WARREN HOAG, AICP, DIVISION MANAGER, CURRENT *W/H*
SUBJECT: CONTINUED STUDY SESSION ON DISCUSSION OF POSSIBLE
TOPICS AND ISSUES FOR FUTURE PLANNING COMMISSION
STUDY SESSIONS

SUMMARY

The Planning Commission held a study session January 27, 2005 to discuss possible topics for future study sessions. At that meeting, several topics and issues were identified by your commission and directed to be brought back for further discussion of their priority, implementation and timing. To assist in the continued discussion, Chair Liberto-Blanck prepared a draft matrix showing proposals for how these topics and issues should be prioritized, implemented and scheduled. The matrix is attached for your commission's review and consideration.

RECOMMENDATION

Review and discuss the draft matrix and give staff direction on how the Planning Commission wishes to proceed on prioritizing, implementing and scheduling the identified study session topics and issues.

DRAFT
SAN LUIS OBISPO COUNTY PLANNING COMMISSION
ISSUES
FEBRUARY 2005

ISSUE	PRIORITY ¹	IMPLEMENTATION	TIMING
1. Design Review	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3	<input checked="" type="checkbox"/> Staff will incorporate additional architectural information (e.g., discussion, colors and materials) into Planning Commission staff reports.	<input checked="" type="checkbox"/> Immediately. <input type="checkbox"/> Within one year.
	<input type="checkbox"/> 4	<input checked="" type="checkbox"/> Staff will schedule a Planning Commission design review workshop/study session. The discussion will include a project rating system based on Smart Growth principles for Planning Commission consideration.	<input type="checkbox"/> Longer than one year.
2. Conflict of Interest/Brown Act Updates	<input type="checkbox"/> 2	<input checked="" type="checkbox"/> Planning Commission rating of projects based on Smart Growth principles.	<input type="checkbox"/> April 9, 2005
3. Distribution of material at last minute.	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> Staff will attempt to avoid distributing last minute material to the Planning Commission.	<input checked="" type="checkbox"/> Immediately.
4. Planning Commission staff reports in Board Chamber before	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> Staff will place a notebook with Planning Commission staff reports and materials in the Board Chambers for public access before and	<input checked="" type="checkbox"/> Immediately.

¹ Priorities are as follows: 1-Issue being addressed immediately, 2-Issue will be addressed within six months, 3-Issue will be addressed within one year, and 4-Issue will take longer than one year to address.

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hearings begin.				
5. Dark Sky Standards	<input type="checkbox"/> 2	<input type="checkbox"/> Staff will research dark sky standards and schedule a Planning Commission workshop.	<input type="checkbox"/> Within six months.	
6. TDC	<input type="checkbox"/> 3	<input type="checkbox"/> Staff will schedule a workshop for Planning Commission discussion of TDCs.	<input type="checkbox"/> Within one year.	
7. Water Retention	<input type="checkbox"/> 2	<input type="checkbox"/> Staff will schedule a study session and present a paper on water retention methods (e.g., pavement stones instead of asphalt/concrete, use of retention ponds).	<input type="checkbox"/> Within six months.	
	<input type="checkbox"/> 4	<input type="checkbox"/> If the Planning Commission decides to incorporate water retention methods into project review, staff will return with the appropriate procedure (e.g., recommendation to Board to change ordinance) to begin process.	<input type="checkbox"/> Longer than one year.	
8. Environmental Review Process	<input type="checkbox"/> 2	<input type="checkbox"/> Schedule a study session to discuss the County's environmental review procedures, and thresholds used to determine appropriate environmental document (e.g., EIR, negative declaration).	<input type="checkbox"/> Within six months.	
9. Fire Safety Standards	<input type="checkbox"/> 3	<input type="checkbox"/> CDF will organize a study session updating the Planning Commission on fire safety standards.	<input type="checkbox"/> Within one year.	

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